

Attachment 4

Planning Commission Staff Report
Dated August 16, 2006

TTM 17795/PPD 06-03/
DA 06-01

September 12, 2006

3-0

Staff Report City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF AUGUST 16, 2006

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR,
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: TENTATIVE TRACT MAP NO. 17795, PRECISE PLAN OF DESIGN NO. 06-03 AND DEVELOPMENT AGREEMENT NO. 06-01

SUMMARY

The project is a request to subdivide a 2.18 acre site with an existing residence into a 13 unit, one and two story condominium project. The subject site is located on the west side of Lind Avenue, south of Court Street, and bordering San Timoteo Creek Channel in the Medium Density Residential land use designation and the Multiple Family Residence (R-3) zone.

Copies of the June 28, 2006, July 12, 2006, and August 2, 2006 Planning Commission Staff Reports were previously distributed to the Planning Commission.

RECOMMENDATION

The recommendation is that the Planning Commission recommends the following actions to the City Council:

1. Adopt the Mitigated Negative Declaration (Attachment C of Attachment 1);
2. Approve Tentative Tract Map No. 17795 and Precise Plan of Design No. 06-03 based on the Findings, and subject to the Revised Conditions of Approval (Attachment B of Attachment 2); and,
3. Approve Development Agreement No. 06-01.

BACKGROUND

On June 28, 2006, the Planning Commission continued the project to July 12, 2006 to provide adequate time to revise the plans to meet the side-yard setback requirement, provide a pedestrian path to the open space area, provide a single-story unit option, and provide a new elevation that depicts the proposed duplex units.

- C. Mitigated Negative Declaration (NOI/Initial Study)
 - D. Conditions of Approval
 - E. Letter from Steve and Neva Feenstra
- 2. Planning Commission Staff Report dated July 12, 2006 (Previously distributed)
 - A. Revised Project Plans (Separate Cover)
 - B. Revised Conditions of Approval
- 3. Planning Commission Staff Report dated August 2, 2006 (Previously distributed)
 - A. Planning Commission Staff Report dated June 28, 2006 with attachments (Previously distributed)
 - B. Planning Commission Staff Report dated July 12, 2006 with attachments (Previously distributed)
 - C. Revised Project Plans (Reduced Versions) (Previously distributed)

I:\Project Files\PPD's\2006\PPD 06-03 Zhou 13 unit Multi-Family Development\Reports\PC 8-16-06 SR.doc